

Message Text

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ACTION IO-10

INFO OCT-01 EUR-12 ISO-00 CIAE-00 COME-00 DODE-00 DOTE-00

EB-07 FMC-02 INR-07 NSAE-00 CG-00 COA-01 DLOS-05

ABF-01 OMB-01 TRSE-00 PA-02 PRS-01 USIA-15 OIC-02

AF-06 ARA-10 EA-10 NEA-09 L-02 /104 W

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FM AMEMBASSY LONDON

TO SECSTATE WASHDC 8171

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E.O. 11652:N/A

TAGS: PORG, IMCO

SUBJ: IMCO HEADQUARTERS FACILITIES - MEETING OF WORKING

GROUP, FEBRUARY 7

REF: A) LONDON 1722; B) STATE 27700

1. GUIDANCE PROVIDED REF (B) APPRECIATED. AT FEB 7, 1975, MEETING OF WG, SEVERAL MEMBERS INDICATED THEY PREPARED TO ACCEPT IN PRINCIPLE U.K. OFFER OF LOAN TO FINANCE NEW HEADQUARTERS BUILDING REF (A) SUBJECT TO ACCEPTABILITY OF TERMS YET TO BE NEGOTIATED WITH BRITISH. GENERAL VIEW, NOT DISPUTED BY U.K. REP (WHITTAKER), WOULD BE THAT LOAN SHOULD RUN ABOUT 20 YEARS AT INTEREST RATE ABOUT 50 TO 60 OF COMMERCIAL RATE WITH, AS SUGGESTED BY SEC GEN, MORATORIUM UNTIL NEW BUILDING READY FOR USE. WG AUTHORIZED SEC GEN TO MEET AGAIN WITH U.K. (STEELE) TO NEGOTIATE TERMS TO BE OFFERED AND REPORT BACK TO WG AS SOON AS POSSIBLE (PROBABLY END FEBRUARY OR EARLY MARCH).

2. AT U.S. REQUEST, SECRETARIAT IS TO DEVELOP COSTS FOR FURNISHING (NOT INCLUDED IN 11 TO 17 MILLION POUND ESTIMATE FOR BUILDING AND SITE) AND PROVIDE TO WG AT NEXT MEETING. ALSO, IN LINE WITH SUGGESTION ON PARA 1 REF (B)

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WE ASKED SECRETARIAT PROVIDE COMPARISON OF OTHER FINANC-

ING SCHEMES USED WITHIN UN SO THAT WG AND COUNCIL CAN JUDGE COMPARATIVE VALUE OF U.K. LOAN OFFER WHEN TERMS ARE AVAILABLE.

3. IN REPORT TO WG, SEC GEN AND U.K. BUILDING EXPERT DETAILED TO WORK WITH IMCO ON HEADQUARTERS PROJECT, POINTED OUT THAT EXISTING BUILDING SUITABLE TO IMCO'S NEEDS AT REASONABLE PRICE SIMPLY NOT AVAILABLE NOW OR IN FORESEEABLE FUTURE; THEREFORE, NEW BUILDING ONLY ALTERNATIVE AVAILABLE. IN THIS REGARD, FIVE SPECIFIC SITES HAVE BEEN IDENTIFIED AS POSSIBILITIES SUBJECT TO PLANNING PERMISSION, DATE OF AVAILABILITY, AND COST; ALL FIVE WITHIN 11 TO 17 MILLION POUND RANGE:

- (A) BETWEEN TOWER BRIDGE AND LONDON BRIDGE IN AREA OF PRESENT WAREHOUSES (HAYS WHARF).
- (B) EAST OF TOWER BRIDGE IN NEW LONDON MARINA/ WORLD TRADE CENTER DEVELOPMENT AREA (LONDON DOCK).
- (C) CADBY HALL, HAMMERSMITH.
- (D) ALBERT EMBANKMENT, SOUTH OF LAMBETH BRIDGE.
- (E) WATERLOO ROAD, NEXT TO "OLD VIC" THEATRE.

SITES A, B, AND C ARE LEAST EXPENSIVE; CONSTRUCTION ON ALL COULD BE EXPECTED TO BE COMPLETED BY LATE 1980 IF FIRM PLANS ADOPTED THIS YEAR ACCORDING TO U.K. EXPERT.

4. ALL SITES MENTIONED ABOVE WOULD PROVIDE SPACE FOR HEADQUARTERS OF ABOUT 155,000 SQUARE FEET NET AS NOTED REF (A) WHICH PROPOSED SIZE WAS AGREED BY WG ON SEC GEN'S RECOMMENDATION.

5. SEC GEN GAVE WG LETTERS FROM UNICEF AND UNIC INDICATING DESIRE TO HAVE SPACE IN NEW IMCO BUILDING FOR ACTIVITIES OF THESE AGENCIES PRESENTLY HOUSED ELSEWHERE IN LONDON. SPACE REQUIREMENT FOR UN OFFICES (ADDITIONAL TO 155,000 SQ FEET) WOULD TOTAL 15,000 SQ FEET; 7,000 SQ FEET OFFICE AND 8,000 SQ FEET CELLAR STORAGE AREA. THESE REQUESTS TO BE CONSIDERED FURTHER BY WG.

6. INTERIM ARRANGEMENTS (TO ABOUT END OF 1980) FOR IMCO STAFF EXPANSION NOT DISCUSSED FEB 7 BUT WILL BE UNCLASSIFIED

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REVIEWED BY WG AT NEXT MEETING. SEC GEN ESTIMATES ABOUT 16,000 SQ FEET WILL BE REQUIRED TO COVER NEEDS FOR NEXT FIVE YEARS TO SUPPLEMENT PRESENT FACILITIES.

7. REPORT AND LETTERS CIRCULATED TO WG FOR FEB 7 MEETING BEING POUCHED TO IO/TRC MR. GRIP.

SPIERS

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